

CLARK COUNTY STAFF REPORT

DEPARTMENT: Community Development

DATE: June 17, 2014

REQUEST: Approve and sign the final short plat for Eveningstar Estates Infill Phase 1

CHECK ONE: X Consent CAO

BACKGROUND: Transmitted for acceptance by the Board is the short plat for the Eveningstar Estates Infill Phase 1 (PLD2006-00098/FLD2013-00038)

COMMUNITY OUTREACH: This land division received the standard land use review and approval process. Notice of application was mailed to the applicant, property owners within 300 feet of the site and the Fisher-Mill Plain Neighborhood Association on October 2, 2006.

BUDGET AND POLICY IMPLICATIONS: N/A

FISCAL IMPACTS

Yes (see attached form) No

ACTION REQUESTED: It is recommended the Board approve the short plat.

Zoning	Average minimum lot size required	Average maximum lot size required
R1-6 (Tier II infill project)	4,500 square feet	None
Actual average lot area	Actual min. lot area	Actual max. lot area
9,431	6,479	16,244 (Phase 2)

PROJECT START DATE: The project vested on September 6, 2006.

DISTRIBUTION: Please forward a copy of the approved staff report to Community Development.


 Marty Snell
 Community Development Director

Approved: 
 CLARK COUNTY BOARD OF
 COMMISSIONERS

June 17, 2014
 SR 122-14

Attachments: A (Vicinity Map)
 B (Land Division Map)

Handwritten:
 OK
 2





Attachment A Vicinity Map



Legend

-  Building Footprints
-  Taxlots
-  World Street Map

Notes:

1: 1,901



316.8 0 158.39 316.8 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

Attachment B Plat Map 1 of 2

PREPARED BY:
MINISTER AND GLAESER SURVEYING, INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WA, 98681
(360) 894-3313

POSITION AS SHOWN IN
SURVEY REFERENCE NO. 3
CALCULATED AS PER
SURVEY REFERENCE NO. 5
SEE LCR BOOK 7, PAGE 41

CALCULATED POSITION
AS PER SURVEY REFERENCE NO. 1,
CALCULATED FROM SURVEY
REFERENCE NO. 5 SEE LCR BOOK 6, PAGE 6

PLAT NOTES:

- A) ARCHAEOLOGICAL "IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OLYMPIA AND CLARK COUNTY COMMUNITY DEVELOPMENT SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY, SUBJECT TO IMPRISONMENT AND/OR FINE."
- B) UTILITIES: "AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR SIX (6) FEET AT THE FRONT BOUNDARY LINES OF ALL LOTS FOR THE INSTALLATION, CONSTRUCTION, RENEWING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES. ALSO, A SIDEWALK EASEMENT, AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS, SHALL BE RESERVED UPON THE EXTERIOR SIX (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS ADJACENT TO PUBLIC STREETS."
- C) DRIVEWAYS: "NO DIRECT ACCESS IS ALLOWED ONTO HE 18TH STREET FROM ANY LOT IN THIS PLAT."
- D) DRIVEWAYS: "ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC 40.330."
- E) MOBILE HOMES: "MOBILE HOMES ARE PROHIBITED ON THE LOTS IN THIS PLAT, IN ACCORDANCE WITH CCC 40.280.130."
- F) SIDEWALKS: "PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL THE RESPECTIVE LOT FRONTAGES."
- G) INDIVIDUAL ROOF DRAIN INFILTRATION SYSTEMS SHALL BE DESIGNED BASED ON THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS AND SUBMITTED WITH THE BUILDING PERMIT FOR REVIEW AND APPROVAL.
- H) INDIVIDUAL INFILTRATION SYSTEM WITHIN EACH LOT SHALL BE OWNED AND MAINTAINED BY THE HOME OWNER.

DEED REFERENCES:

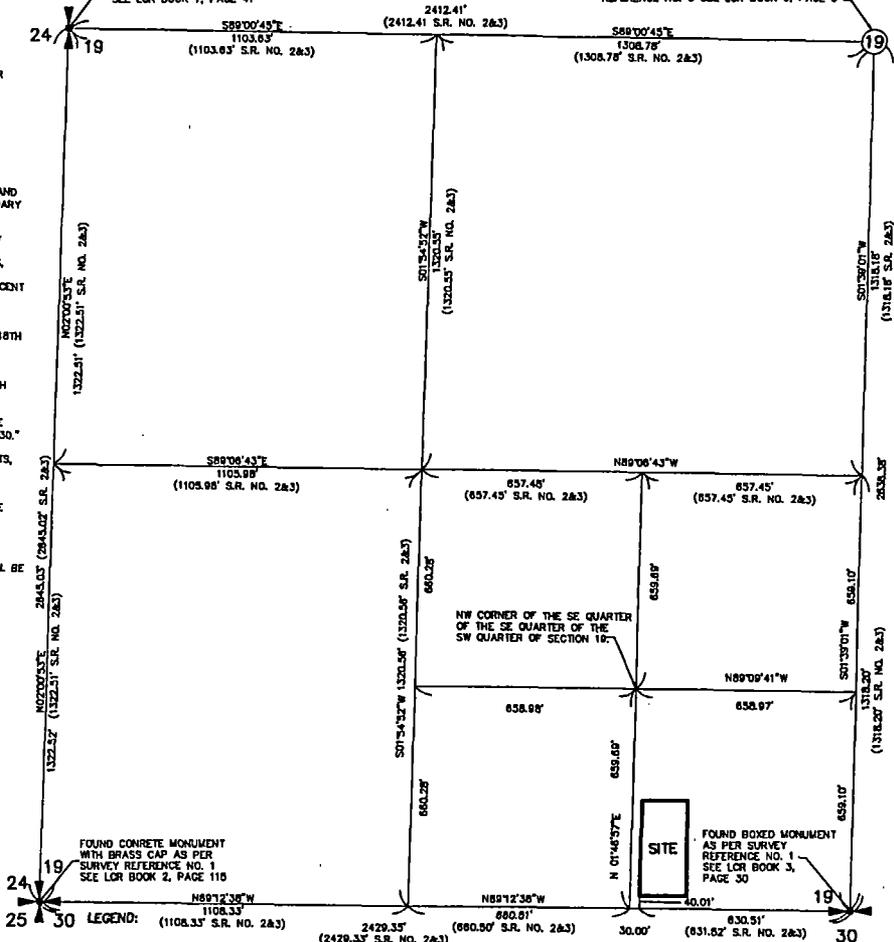
- 1) STATUTORY WARRANTY DEED
GRANTOR: MARY H. OLSON AND CAROL A. OLSON
GRANTEE: JON T. JACKSON AND NICOLE B. JACKSON
AUDITORS FILE NUMBER: 4159316
- 2) QUIT CLAIM DEED
GRANTOR: MORNINGSTAR PROPERTIES, LLC, ET AL
GRANTEE: JON T. AND NICOLE B. JACKSON
AUDITORS FILE NUMBER: 4879153

SURVEY REFERENCES:

- 1) SHORT PLAT, BOOK 1, PAGE 348
- 2) PLAT OF "MORNINGSTAR VIEW" SUBDIVISION, BOOK 310, PAGE 971
- 3) MINISTER SURVEY, BOOK 49, PAGE 66
- 4) OLSON SURVEY, BOOK 30, PAGE 75
- 5) OTAK SURVEY, BOOK 42, PAGE 119

MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUESCENCE, ESTOPPLE, ETC.

A FIELD TRAVERSE WAS PERFORMED USING A FIVE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED IN JULY 2009.



- LEGEND:**
- INDICATES CALCULATED POSITION
 - INDICATES MONUMENT FOUND AS NOTED
 - INDICATES SET 1/2" x 24" IRON ROD WITH Y.P.C. INSCRIBED "RENTON 37535"
 - INDICATES AUDITOR'S FILE NUMBER
 - INDICATES LAND CORNER RECORD
 - INDICATES SURVEY REFERENCE NUMBER

BASES OF BEARING: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 19, AS SHOWN ON SURVEY REFERENCE NO. 5, WAS USED AS A BASIS OF BEARING AND HELD AS S 89°12'30\" W.



SCALE 1 INCH = 250 FEET

EVENINGSTAR ESTATES INFILL SHORT PLAT PHASE 1

A SHORT PLAT LOCATED IN LOT 4 OF SHORT PLATS BOOK 1 AT PAGE 348, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON
JOB NO.: 08-293 DATE: 05-28-14

SHEET 1 OF 2

CLARK COUNTY HEALTH DEPARTMENT:

THIS SHORT PLAT IS APPROVED IN GENERAL ONLY. ALL LAND USES MUST COMPLY WITH THE RULES AND REGULATIONS IN EFFECT AT THE TIME OF IMPLEMENTATION AND/OR PERMIT APPLICATION.

- AN APPROVED PUBLIC WATER SUPPLY IS REQUIRED.
- AN APPROVED SMALL PUBLIC WATER SUPPLY SYSTEM IS REQUIRED.
- LOTS IN THE PLAT MAY BE SERVED BY INDIVIDUAL WATER SYSTEMS, SUBJECT TO HEALTH DEPARTMENT APPROVAL.
- AN APPROVED PUBLIC SEWAGE SYSTEM IS REQUIRED.
- LOTS IN THIS PLAT MAY BE SERVED BY INDIVIDUAL, ON-SITE SEWAGE TREATMENT SYSTEMS, SUBJECT TO HEALTH DEPARTMENT APPROVAL.

Carla C. Bowden R.L. 6/2/14
COUNTY HEALTH OFFICER DATE

ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. 58.17.0, LAWS OF WASHINGTON, TO BE KNOWN AS SHORT PLAT NO. _____ IN THE COUNTY OF CLARK, STATE OF WASHINGTON.

COUNTY ASSESSOR _____ DATE _____

PUBLIC WORKS:

APPROVED: _____ COUNTY ENGINEER DATE _____

COMMUNITY DEVELOPMENT DEPARTMENT:

APPROVED: _____ DIRECTOR DATE _____

COUNTY COMMISSIONERS:

APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, CLARK COUNTY, WASHINGTON THIS _____ DAY OF _____, 2014.

APPROVED: _____ CHAIR OF THE BOARD OF COUNTY COMMISSIONERS
ATTESTED BY: _____ CLERK TO THE BOARD OF COUNTY COMMISSIONERS

AUDITOR:
FILED FOR RECORD THIS _____ DAY OF _____, 2014
IN BOOK _____ OF SHORT PLATS, AT PAGE _____
AT THE REQUEST OF _____ JON AND NICOLE JACKSON
AUDITOR'S RECEIVING NO. _____

DEPUTY/COUNTY AUDITOR

SURVEYOR'S CERTIFICATE:

THIS MAP IS A TRUE AND CORRECT REPRESENTATION OF LANDS ACTUALLY SURVEYED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE PROVISIONS OF R.C.W. 58.17 LAWS OF WASHINGTON.

Daniel A. Renton 05/28/14
DANIEL A. RENTON, PROFESSIONAL LAND SURVEYOR DATE
PLS NO. 37535

DWG FILE: 082933.DWG DRAWN BY: ET/DAE CALC BY: JET

